

**Shoreland Development Site Walk**

Purpose: To review Mr. Chris Baudo's Shoreland Development application

Thursday, April 28, 2016 – 5:00 pm, 23 Whippoorwill Lane

**Attendees:**

Planning Board Members: Ann Grinnell, Karen Kalmar, Dutch Dunkelberger, Debbie Driscoll-Davis, Mark Alesse

Staff: Chris Di Matteo, Rebecca Spitko

Applicants: Albert Frick, Chris Baudo

Kittery Conservation Commission: Earle Wells

Other Participants: Diane Wyman, Ned Savoie

**Handouts:**

None provided, however the Mr. Frick provided a plan with revisions incorporation Staff and Planning Board comments as a visual.

**Meeting:**

A. Grinnell called the meeting to order at 5:10 pm. A. Frick gave a description of the project to attendees while emphasizing the location and purpose of each proposed development. Discussion highlights are as follows:

1. The proposed duplex was staked to provide a visual location. The proposed duplex will be aligned with the existing primary dwelling on the property.
2. The design of the proposed duplex is not complete and may be slightly smaller than the staked 75' x 34'.
3. Building height of the proposed duplex has not been determined. Mr. Baudo stated the style of the new duplex will follow the aesthetic and roof lines of the main dwelling.
4. The location of the Highest Annual Tide was staked on the property. The proposed duplex is 150' from the location of the HAT.
5. The lot does not have access to town water or sewer.
6. Each building is currently accesses a well and septic system independently from one another. The proposed duplex will connect to an existing well and an expanded septic system, but remain independent from the principal dwelling on the property.
7. The location of the expanded septic system will be approximately where the westerly half of the existing duplex, to be demolished, is. The exact location will be determined upon demolition.
8. There is enough land area to support 3-dwelling units on the lot.
9. The final plan must include stairs from the existing porch to the proposed pool area and devegetated area calculations must be inclusive of this addition.

**The site walk of 3 Knight Avenue adjourned at 5:30 pm.**